AGENDA: 09/24/08
ITEM: 3.b.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
JOSEPH HORWEDEL, DIRECTOR

TO: PLANNING COMMISSION **FROM:** Joseph Horwedel

SUBJECT: SEE BELOW **DATE:** September 24, 2008

COUNCIL DISTRICT: 3
SNI: 13th Street NAC

SUPPLEMENTAL

SUBJECT: Certification of Final Environmental Impact Report (EIR) prepared for the proposed Planned Development Permit, PD07-008, to demolish the San Jose Medical Center located at 675 East Santa Street. The project would include the demolition of ten existing buildings (many attached), totaling approximately 339,000 square feet that comprise the San José Medical Center, located at 675 East Santa Clara Street in central San José. All ten buildings would be demolished as part of the proposed project, with the exception of an approximately 5,400 square foot portion of Building 800.

REASON FOR SUPPLEMENT

This memo transmits the results of additional soil and groundwater sampling since release of the Final EIR September 12, 2008.

The investigation was conducted to implement, ahead of schedule, Avoidance Measure HAZ-1 of the First Amendment to the Draft Environmental Impact Report (see attached). Residual groundwater contamination of low-level petroleum hydrocarbons was detected at two of the six drilling locations within the vicinity of Building 800. However, no evidence of other contaminants, such as volatile organic compounds, was detected.

The levels and type of contaminant found is not uncommon but rather is in keeping with the contaminants often found at commercial and industrial sites that have been in use for multiple decades. Per the consultant's recommendation, the results of the investigation will be incorporated into the Site Management Plan (SMP) to safely govern demolition activity and will be shared with the County Health Department, which has oversight responsibility.

Recent projects developing older commercial and industrial properties, such as Hitachi, Sobrato/Race Street, Markovits & Fox and several sites in North San Jose, have typically encountered more significant contamination. The low levels of hydrocarbons detected on the SJMC site would not pose a significant risk to workers, the surrounding community, or the environment during demolition or post-demolition while the site remains vacant.

The sampling results provide information that is consistent with what has already been identified in Section 3.5.2.2 of the EIR, *Hazards and Hazardous Materials Impacts, On-site Project Impacts,* that "The site may have remaining contamination from soil and groundwater from historic uses on the site" and that "residual groundwater or soil contamination would not impact demolition or security workers on the site." Furthermore, the investigation has implemented Avoidance Measure HAZ-1 ahead of schedule. The sampling would otherwise have occurred after a project decision and prior to demolition activity. Therefore, the sampling results do not trigger the need to re-circulate the Draft EIR, nor prepare a revised First Amendment.

for JOSEPH HORWEDEL, DIRECTOR
Planning, Building, and Code Enforcement

Attachments
Attachment 1- Avoidance Measure HAZ-1
Attachment 2- PSI Groundwater Investigation Report

ATTACHMENT 1

the contamination, if present. Additional analysis and remediation of the site, such as soil sampling, may be required as part of a future development project.

Although contact with soil or groundwater by demolition workers is unlikely, since Building 800 is the oldest building on site, and records of chemical use at the building are not complete, the following avoidance measures shall be implemented prior to and during demolition:

AVOIDANCE MEASURE HAZ-1: During the partial demolition of Building 800, there is the potential for coming into limited contact with impacted soil and or soil vapor associated with the former site uses, although no mass grading or excavation of soil beneath the building is to be performed. The following measures will be followed to address the health and safety concerns associated with former site uses.

- A groundwater investigation will be completed for contaminants of concern (petroleum hydrocarbons and chlorinated solvents) at the site prior to demolition. Due to the shallow groundwater at the site, the primary contaminant migration pathway at the site would be groundwater. A preliminary groundwater investigation of the subject property to collect groundwater samples for analysis of contaminants will aid in developing the Site Management Plan and Health and Safety Plans for the demolition project described below.

AVOIDANCE MEASURE HAZ-2: A Site Management Plan (SMP) shall be developed to establish management practices for handling contaminated soil or other materials (including groundwater) if encountered during demolition activities. A hazardous materials licensed contractor shall conduct demolition activities with properly trained employees in areas where contaminated soil or groundwater may be present.

- Each contractor working at the site that may come in contact with impacted materials shall prepare a site-specific health and safety plan (HSP) that addresses the safety and health hazards of each phase of demolition that includes the requirements and procedures for employee protection.

- As the buildings are demolished and concrete floors broken, an environmental consultant will monitor air quality and collect soil samples if soil is exposed. Samples will be analyzed for chlorinated solvents and petroleum hydrocarbons, as appropriate.

- Prior to or following demolition, there is the possibility that additional soil and/or groundwater sampling may be necessary. Additional sampling would be based on observations and discovery of contamination in collected samples. In the event elevated levels of contaminants of concern are found during demolition activities (based upon RWQCB Environmental Screening Levels (ESLs)), characterization and remediation shall be undertaken in conformance with applicable local, state, and federal regulations.

Page 43: REVISE *Section 3.5.2.2, On-Site Project Impacts,* as shown:

The project proposes the demolition of approximately ~~337,200~~ 339,000 square feet of 10 buildings on the site, many of which include asbestos-containing building materials and lead-based paint.

Page 44: REVISE *Section 3.5.2.2, On-Site Project Impacts,* as shown:

AVOIDANCE MEASURE HAZ-~~1~~3: To protect the monitoring wells on site from disturbance

ATTACHMENT 2

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GROUNDWATER INVESTIGATION REPORT

For

BUILDING 800
FORMER SAN JOSE MEDICAL CENTER
675 E. SANTA CLARA STREET
SAN JOSE, CALIFORNIA

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STATEMENT OF LIMITATIONS AND PROFESSIONAL CERTIFICATION

Information provided in this report (PSI Project Number 575-8G009) is intended exclusively for Hospital Corporation of America (HCA) for the evaluation of contamination in groundwater, as it pertains to the subject site. Professional Service Industries, Inc., (PSI) is responsible for the facts and accuracy of the data presented herein. The professional services provided have been performed in accordance with practices generally accepted by other geologists, hydrologists, hydrogeologists, engineers, and environmental scientists practicing in this field. No other warranty, either expressed or implied, is made. As with all subsurface investigations, there is no guarantee that the work conducted has identified all sources or locations of contamination.

Professional Service Industries, Inc.

Frank R. Poss, R.E.A. 05522
Principal Consultant

John Kavinga
Project Engineer

1.0 INTRODUCTION

The subject property is the former San Jose Medical Center located at 675 E. Santa Clara Street in San Jose, California. The approximate location of the subject property is depicted on the attached Site Location Map, Figure 1.

The scope of work for this investigation included:

- Drilling six direct-push soil borings;
- Collection of soil and groundwater samples to characterize soil and groundwater quality where tested; and
- Preparation of this final report detailing the results of the investigation.

1.1 SITE SETTING

Building 800 at the Subject Property is scheduled for partial demolition. Review of historical records indicates that this building was formerly used as a laundry and also an IBM facility. It appears that the building was operated as the Temple Laundry from approximately 1919 to 1943. It is unclear whether the laundry was used for dry cleaning and, if so, which solvent was utilized. Typically, a petroleum distillate would have been used as the dry cleaning solvent during this period. However, there is the possibility that perchloroethylene (PCE) was used at some time during the period the building was operated as the Temple Laundry, although no evidence has been discovered to document the presence of dry cleaning operations or the use of the solvents. Additionally, the site may have used fuel oil in power production. Contaminants of Concern (COCs) associated with the former Temple Laundry could include petroleum hydrocarbons and PCE.

From 1943 through 1960, the building was used by IBM, as a punch card manufacturing facility. There is no documentation as to whether the facility used chlorinated solvents such as PCE, trichloroethene (TCE), and dichloroethene (DCE) as part of the manufacturing process. However, a similar IBM plant in operation from 1956 until 1985 is reported by the U.S. EPA to have soil and groundwater impacts from chlorinated solvents.

PSI has recommended that to determine whether major impact to the subject property (Building 800) has occurred associated with the former site uses, a groundwater investigation be completed for the COCs at the site prior to demolition. Due to the shallow groundwater at the site and that it is over 40 years since historical site use of concern, the primary contaminant migration pathway at the site would be groundwater. A preliminary groundwater investigation of the subject property to collect groundwater

samples for analysis of COCs would aid in developing a Site Management Plan and Health and Safety Plans for the demolition project.

2.0 INVESTIGATIVE METHODS

2.1 PRE-FIELD ACTIVITIES

A minimum of 48-hours prior to initiation of field drilling activities, PSI marked the proposed boring locations with white paint and contacted Underground Service Alert (USA) to locate any potential buried utilities.

2.2 SOIL BORINGS

On April 17, 2008, six (6) soil borings, GP-1 through GP-6, were drilled at the subject property by V&W Drilling using a direct-push drill system (Figure 2). Based on groundwater data from wells installed adjacent to a former UST at the Subject Property, groundwater flow is to the southwest. Therefore, boring locations were selected on the western, southern, and eastern perimeter of the building. As the northern perimeter was hydraulically gradient and would have also required an encroachment permit from the City of San Jose, borings were not drilled in this area. The direct-push borings were advanced to approximately 30 feet below ground surface to facilitate the collection of groundwater samples. Fieldwork for drilling and soil sampling activities were conducted in general accordance with the field procedures described in Appendix A. Groundwater was encountered at approximately 20 to 24 feet bgs in the borings. The depth to groundwater in monitoring wells on the northwestern portion of the former San Jose Medical Center is typically 10 to 14 feet bgs. The discrepancy between the depths first groundwater was detected could be due to the fine grained material encountered during drilling not allowing groundwater to enter the boring until 20 to 24 feet bgs. At the completion of drilling, each boring was backfilled with cement grout.

2.3 GROUNDWATER SAMPLING

A groundwater sample was collected from boring SB-1 using a dedicated disposable bailer lowered through 1-inch diameter, slotted PVC casing, which was temporarily placed in the hole. Groundwater was decanted from the bailer directly into laboratory-supplied 40-ml glass vials, each preserved with 0.5 milliliter of 1:1 hydrochloric acid.

Immediately following groundwater sample collection, the samples were labeled, logged on a chain-of-custody record, placed in an ice-chilled cooler for transport to the environmental laboratory for analysis. Sample containers and preservatives were utilized as instructed by the analytical laboratory. All transportation and handling of the groundwater samples followed chain-of-custody protocol. A copy of the Chain-of-Custody Record is presented at the end of Appendix B.

2.4 DECONTAMINATION PROCEDURES

Decontamination procedures were implemented to maintain sample integrity and to prevent cross-contamination between sampling locations. All re-usable equipment was cleaned with non-phosphate detergent and rinsed with de-ionized water prior to use at a new sampling location. Sampling equipment decontaminated includes stainless-steel sampling equipment and drilling equipment.

3.0 LABORATORY RESULTS & DISCUSSION

All of the groundwater samples collected during this investigation were submitted for chemical analysis to Sunstar Laboratories, Inc. (Sunstar) of Tustin California, a California Department of Health Services, Environmental Laboratory Accreditation Program certified laboratory.

The groundwater samples were analyzed for volatile organic compounds (VOCs) according to EPA Method 8260B and for TPH as Gasoline (TPH-G), TPH as Diesel (TPH-D) and TPH as Motor Oil (TPH-MO) according to EPA Method 8015M. Sample extraction and analysis were performed in accordance with the extraction and hold times specified in the EPA Methods. A copy of the laboratory report and chain of custody record are included in Appendix B.

3.1 CHEMICAL ANALYSIS RESULTS

The results of the groundwater analyses indicated the following:

- None of the groundwater samples had TPH-G, TPH-MO, or VOC concentrations greater than their respective laboratory detection limits.
- TPH-D was detected in only two of the groundwater samples. GP-1 had a TPH-D concentration of 0.76 milligrams per liter (mg/L), while GP-2 had a TPH-D concentration of 1.6 mg/L. In a conversation with Mr. John Shepler, Laboratory Director for SunStar, he stated that although the detection was in the diesel range, it did not exhibit the characteristic display of a diesel pattern.

A summary of the groundwater laboratory results is presented in Table 1.

3.2 CHEMICAL ANALYSIS DISCUSSION

TPH-D was detected in borings GP-1 and GP-2, which are on the hydraulically downgradient side of the subject property. As the TPH-D did not exhibit a diesel signature, it is possible that the contaminant detected is not related to the historic use of the building.

The groundwater sample results were compared to the Bay Area Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs) for commercial properties with impacted shallow soil in non-drinking resource groundwater. The chemical results from both groundwater samples GP-1 and GP-2 (0.76 mg/L and 1.6 mg/L, respectively) had concentrations of TPH-D greater then the ESL (ESL of 0.64 mg/L).

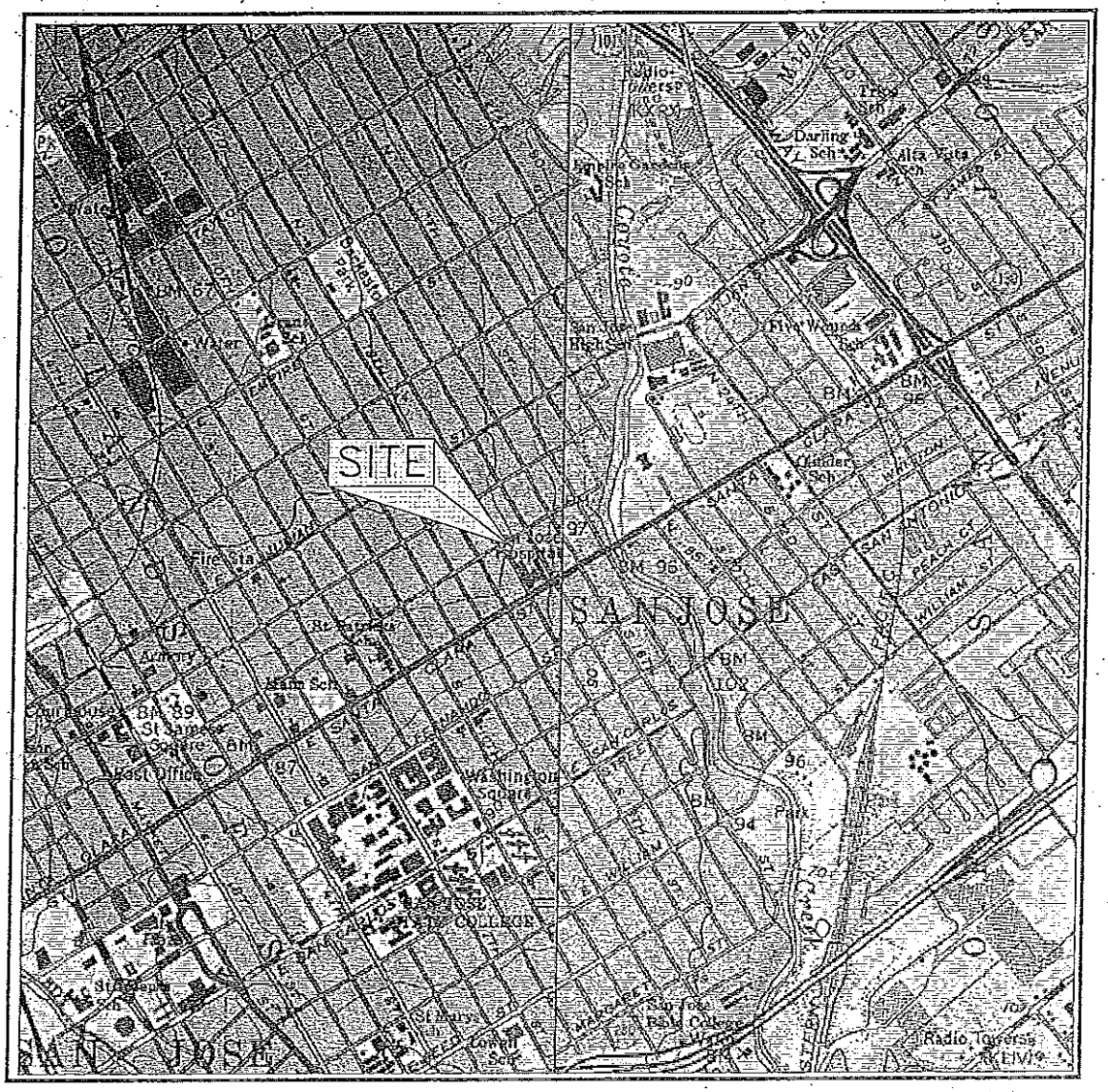
4.0 CONCLUSIONS AND RECOMMENDATIONS

PSI drilled six borings and collected groundwater samples from each of the borings on September 5, 2008. The results of the investigation are summarized below.

- None of the groundwater samples had TPH-G, TPH-MO, or VOC concentrations greater than their respective laboratory detection limits.
- TPH-D was detected in only two of the groundwater samples (GP-1 at 0.76 mg/L and GP-2 at 1.6 mg/L). In a conversation with Mr. John Shepler, Laboratory Director for SunStar, he stated that although the detection was in the diesel range, it did not exhibit the characteristic display of a diesel pattern.
- The TPH-D concentrations detected in groundwater samples GP-1 and GP-2 were greater than their ESLs.

The purpose of the groundwater investigation was to determine whether a major release of contaminants had occurred at Building 800 associated with the historic use of this building. The lack of VOCs in the groundwater samples indicated that a major release has not occurred. PSI recommends that the results of this investigation be incorporated into the Site Management Plan (SMP) for the demolition of the subject property. The SMP will be developed to establish management practices for handling contaminated soil or other materials (including groundwater) if encountered during demolition activities. A hazardous materials licensed contractor shall conduct demolition earthwork activities with properly trained employees in areas where contaminated soil or groundwater may be present.

FIGURES



REFERENCES:

U.S.G.S. SAN JOSE EAST CALIFORNIA, 7.5 MINUTE SERIES TOPOGRAPHIC MAP, DATED 1978, PHOTOREVISED 1980.

U.S.G.S. SAN JOSE WEST CALIFORNIA, 7.5 MINUTE SERIES TOPOGRAPHIC MAP, DATED 1979, PHOTOREVISED 1980.

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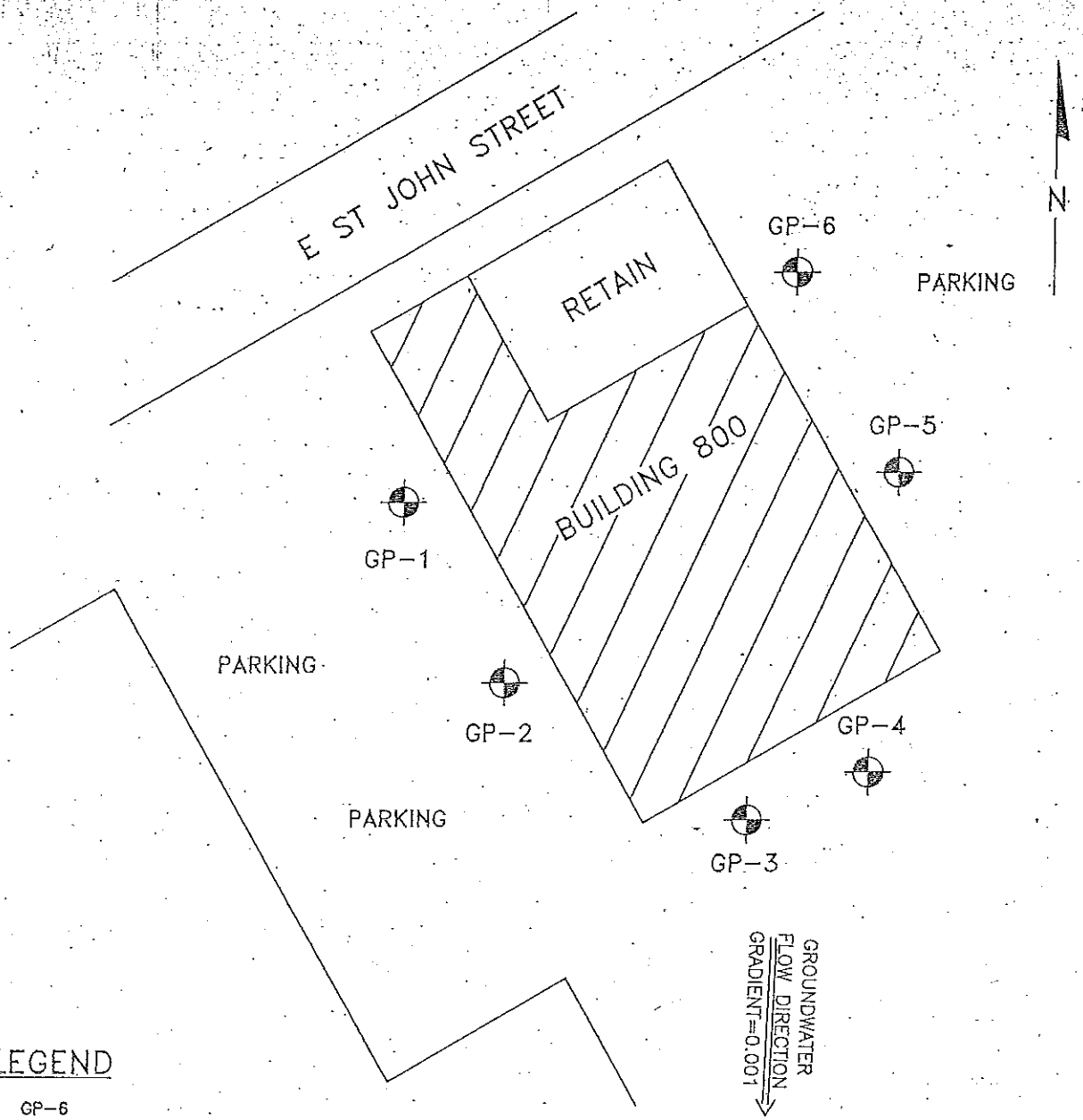
Oakland, California 94601
(510) 434-9200

Project Name:	Drawn By:	Date:	File No.:	Figure No.:
SAN JOSE MEDICAL CENTER 675 E. SANTA CLARA STREET, SAN JOSE, CALIFORNIA	B.B.	12/07	7G006-01	1
Title: SITE LOCATION MAP	Approved By: F.P.	Project No.: 575-7G006		



LEGEND

GP-6 – APPROXIMATE GEOPROBE LOCATION

– EXISTING STRUCTURES

GROUNDWATER FLOW DIRECTION GRADIENT=0.001 – APPROXIMATE GROUNDWATER FLOW DIRECTION AND GRADIENT ASSERTAINED FROM WELLS ON THE PROPERTY LOCATED 400 FEET TO THE SOUTHWEST NEAR THE CORNER OF EAST ST. JOHN ST. AND N. 14TH ST.

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Project Name	Drawn By	Date	File No.	Figure No.
FORMER SAN JOSE MEDICAL CENTER 675 E SANTA CLARA ST, SAN JOSE, CA	J.K.	9/08	8G009-02	2
Title: SITE PLAN AND BORING LOCATION MAP	Approved By: F.P.	Project No.: 575-8G009		